

## DOWNTOWN COMMISSION AGENDA

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Downtown Commission  
Daniel J. Thomas (Staff)  
Urban Design Manager  
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**Tuesday, August 25, 2015**

**8:30 AM**

**Planning Division**

**77 N. Front Street, Stat Room (Lower Level)**

- I. Call To Order**
- II. Approval of the July 28, 2015 Downtown Commission Meeting Results**
- III. Swear In Those In Attendance Who Wish To Testify**
- IV. Requests for Certificate of Appropriateness**

### **Case #1 15-8-1**

**Address:** 300 S. Fourth Street

Grismer Tire

**Applicant:** Grismer Tire Company

**Property Owner:** Wellesley-Fourth St., LLC

**Design Professional:** Wilson Sign Company

**Request** CC3359.07

Certificate of Appropriateness for signage. Install new signs on west elevation. CC3359.07D)

*The Commission authorized the issuance of a Certificate of Appropriateness for renovation in August 2014. At that time signage across the fascia, showing different tire companies was being considered. The Commission requested that the applicant return for signage approval.*

### **Case #2 15-8-2**

**Address:** 99 E. Main Street

**Applicant:** Unispace

Kyle Bickle

**Property Owner:** Skilken / Karlsberger

**Design Professional:** Unispace

Kyle Bickle

**Request** CC3359.07

Certificate of Appropriateness for signage, patio and door to patio. CC3359.05C)1), 3359.07D)

## **V. Conceptual Reviews**

### **Case #3 15-8-3C**

**Address:** 382-404 East Main Street

**Applicant and Architect:** M&A Architects Jamie Oberschlake

**Property Ownership (current):** 382 E. Main – KF Limited Partnership  
404 E. Main – Kleen-A-Car Inc.

**(future):** Grant Hotel Partners< LLC

#### **Request:**

Conceptual review for a mixed use project comprised of hotel, ground floor retail fronting Main Street and structured parking behind. CC3359.05(C)1, 3359.23

*Two buildings will be demolished (382 E. Main and 404 E. Main) in order to undertake this proposal.*

### **Case #4 15-8-4C**

**Address:** 223 E. Town Street

**Applicant and Property Owner:** Bluestone Brothers, US, Inc.

**Attorney:** Scott Benjamin Birrer, Esq.

**Design Professional :** Berardi + Partners

#### **Request:**

Conceptual review for the construction of new building with ground floor retail and four stories of apartments above. Parking in the rear with amenity deck above. CC3359.05(C)1, 3359.23

*Would necessitate the demolition of two buildings (current 223 E. Town St. and 185 S. Fifth St.).*

## **VI. Requests for Certificate of Appropriateness for Advertising Mural**

### **Case #5 15-8-5M**

**Riunite ad mural**

**265 Neil Avenue (Northbank Condos) – facing southbound Neil Ave. traffic**

**Applicant:** Orange Barrel Media

**Property Owner:** NWD 300 Spring LLC

#### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 265 Neil Avenue. Proposed mural – Riunite Lambrusco – “This is R moment to make some noise”. The Downtown Commission has previously approved numerous murals at this location, the latest being for Central Michigan.” CC3359.07(D).

**Dimensions of mural:** 70’W x 31’H Two dimensional, non lit

**Term of installation:** Seeking approval from September 10 through December 10, 2015.

**Area of mural:** 2,170 sf

**Approximate % of area that is text:** 4.7%

**Case #6 15-8-6M**

**Tim Horton's ad mural**

**Address: 64 E. Broad Street**

**Applicant:** Orange Barrel Media

**Property Owner:** KT Partners LLC

**Design Professional:** Orange Barrel Media

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 64 E. Broad Street. Proposed mural — Tim Horton's — "*Limited Batch Coffee – from the people who love coffee*". There have been numerous murals at this site, the last being The New James. CC3359.07(D)3).

**Dimensions of mural:** 20'W x 32'H, two dimensional, non lit

**Term of installation:** Seeking approval from September 10 through October 15, 2015

**Area of mural:** 640 sf

**Approximate % of area that is text:** 3.3%

**Case #7 15-8-7M**

**Tim Horton's ad mural**

**Address: 260 S. Fourth Street**

**Applicant:** Orange Barrel Media

**Property Owner:** Stoddart Block LP

**Design Professional:** Orange Barrel Media

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the south elevation of 260 S. Fourth St. Proposed mural – Tim Horton's– "*Limited Batch – From the people who love coffee.*" There have been numerous ad murals at this location, the current being for AT&T – The New LGG4 CC3359.07(D)

**Dimensions of mural:** 113'W x 31'-6"H, non lit vinyl mesh banner

**Term of installation:** Seeking approval from September 10 through October 15, 2015

**Area of mural:** 3,559.5 sf

**Approximate % of area that is text:** 3.4%

**Case #8 15-8-8M**

**Tim Horton's ad mural**

**Address: 100 E. Gay Street (oriented to southbound on Third St.)**

**Applicant:** Orange Barrel Media

**Property Owner:** Caplin Enterprises

**Design Professional:** Orange Barrel Media

**Request:**

Design review and approval for installation of a vinyl adhesive advertising mural to be located on the north elevation of 100 E. Gay Street. Proposed mural – Tim Horton's "*Limited Batch – from the people who love coffee*". There have been numerous murals at this location, the latest being – GNC – "PUREEDGE – Super Natural Performance".

CC3359.07(D)

**Dimensions of mural:** 15'W x 38'H, three dimensional, lit

**Term of installation:** Seeking approval from September 10 through October 15, 2015

**Area of mural:** 570 sf

**Approximate % of area that is text:** 5%

## **VII. Business / Discussion**

### **Downtown Streetscape**

Draft Distribution

Tedd Hardesty

### **Public Forum**

Staff Certificates of Appropriateness have been issued since last meeting (July 28, 2015)

1. 495 E. Mound St. – Monument sign
2. 250 S. High St. – Leasing banners
3. 444 N. Front St. – Graphics and awning – Battleship Bldg.
4. 243 N. Fifth St. – Sign
5. 177 E Naghten St. – Children's Theater
6. 60 E Long- Apple iPhone 6 – ad mural
7. 43 W Long - Apple iPhone 6– ad mural
8. 285 N Front OB - Apple iPhone 6– ad mural
9. 15 W Cherry St. - Apple iPhone 6 – ad mural
10. 35 W Spring- Apple iPhone 6 – ad mural
11. 80 S Sixth - Lamar - Get Outdoors ad mural – pre approved by Dt Comm as fall back
12. 360 E Long St - Door to nowhere
13. 181 E Broad - Columbus Club – parking lot striping
14. 360 S Third St. – United Way banner
15. 262 Neil Ave. -- Eye Center – sign
16. 329-331 E Long St. – Café Briosio – graphics
17. 175 Third St. - Sprint – antennas
18. 600 High St.- I-670 Cap – sign
19. 36-42 E Gay St. – Marriott – chimney removal

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**